

# NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 1602628

**LOCATION:** 3440 LINDA VISTA ROAD  
91206

**APPLICANT:** Myung Chung

**ZONE:** "R1R II" – Restricted Residential Zone, Floor Area Ratio District II

**LEGAL DESCRIPTION:** Lot 6, Tract No. 10064

## **PROJECT DESCRIPTION**

**Application for a standards and setback variance to allow the construction of a new 2,350 square-foot, two-story single-family residence with an attached two-car garage in the "R1R" Zone.**

## **CODE REQUIRES**

### **Standards Variance**

1) Any driveway shall be a minimum of 18 feet in length in the "R1R" zone.

### **Setback Variance**

2) The required street front setback is 15 feet in the "R1R" zone.

## **APPLICANT'S PROPOSAL:**

### **Standards Variance**

1) The applicant is proposing to construct a driveway 3-feet, 10-inches in length.

### **Setback Variance**

2) The applicant is proposing to construct a new single-family residence with a 3-foot, 10-inch street front setback.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Guidelines Section 15303.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 22, 2016**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov)). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the above case may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the Planning Commission. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian, The City Clerk of the City of Glendale